091.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,500 / 700,500
					USE VALUE:	700,500 / 700,500
					ASSESSED:	700,500 / 700,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUPLAST-BARR KRISTY G &
Owner 2:	BARR TRAVIS P
Owner 3:	
Street 1:	57 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACKSON BASIL S & MAUREEN -
Owner 2:	-
Street 1:	57 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1866 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3284.000	337,500		363,000	700,500
Total Card	0.075	337,500		363,000	700,500
Total Parcel	0.075	337,500		363,000	700,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.48 /Parcel: 375.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58671

GIS Ref

GIS Ref

Insp Date 11/17/18

!7403!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	337,500	0	3,284.	363,000	700,500		Year end	12/23/2021
2021	101	FV	327,400	0	3,284.	363,000	690,400		Year End Roll	12/10/2020
2020	101	FV	327,200	0	3,284.	363,000	690,200	690,200	Year End Roll	12/18/2019
2019	101	FV	243,300	0	3,284.	368,100	611,400	611,400	Year End Roll	1/3/2019
2018	101	FV	243,300	0	3,284.	274,800	518,100	518,100	Year End Roll	12/20/2017
2017	101	FV	243,300	0	3,284.	248,900	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	243,300	0	3,284.	238,500	481,800	481,800	Year End	1/4/2016
2015	101	FV	237,100	0	3,284.	202,200	439,300	439,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:30:58

LAST REV

Date	Time
07/11/19	14:43:11
apro	

PAT ACCT. 7403

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON BASIL S	66391-555		11/17/2015	Mult Lots	575,000	No	No		
	10863-272		7/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	58671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2018	1547	Wood Dec	8,445	C				
7/20/2018	1021	Add Bath	58,000	C				
9/2/2016	2132	Siding	28,050	O				HARDI PLANK SIDING
8/9/2016	1097	Insulate	7,400	C				
4/28/2016	538	Re-Roof	20,000					reroof rebuild fro
9/30/2011	1219	New Wind	12,397					INSTALL 7 CASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Inspected	BS	Barbara S
11/7/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	372	PATRIOT
11/3/2000	Hearing Chag	197	PATRIOT
4/17/2000	Inspected	264	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3284		Sq. Ft.	Site		0	70.	1.58	5									362,964						363,000	

Total AC/HA:	0.07539	Total SF/SM:	3284	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,964	Spl Credit		Total:	363,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.05288482
Adj $ / SQ:	184.781
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414678
Depreciation:	77130
Depreciated Total:	337548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

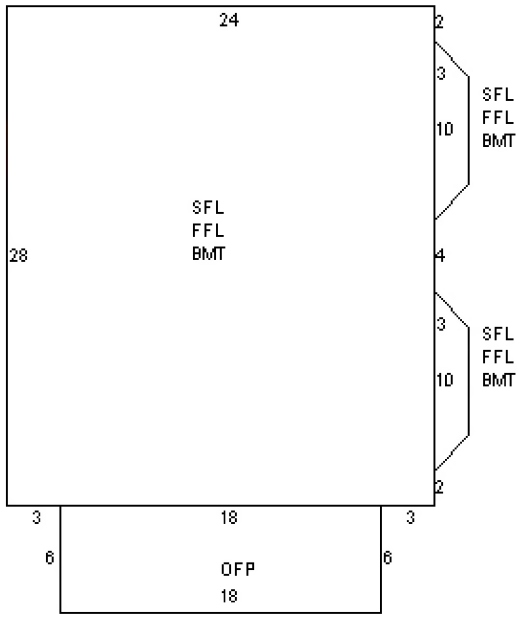
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.78
Special Features:	0	Val/Su Net:	152.03
Final Total:	337500	Val/Su SzAd	239.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	91.470	64,393
FFL	First Floor	704	184.780	130,086
SFL	Second Floor	704	184.780	130,086
OFP	Open Porch	108	33.460	3,614

Net Sketched Area:	2,220	Total:	328,179
Size Ad 1408	Gross Area 2220	FinArea	1866

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1993	0.00	T	20.8	101						
2	Frame Shed	D	Y	1	8 X 10	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	